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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name PEACOCK FARM HISTORIC DISTRICT

other names/site number _____

2. Location

street & number 1-6 Compton Circle; 1-5, Mason Street; 2-53 Peacock Farm Road; 4-17 Trotting Horse Drive

<input type="checkbox"/>	not for publication
<input type="checkbox"/>	vicinity

city or town Lexington

state Massachusetts code MA county Middlesex code 017 zip code 02421

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Brona Simon September 20, 2012

Signature of certifying official/Title Brona Simon, SHPO, MHC Date

State or Federal agency/bureau or Tribal Government _____

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register

other (explain) _____

For Eason H. Beall
Signature of the Keeper

11.21.12
Date of Action

Peacock Farm Historic District, Lexington
 Name of Property

Middlesex County, MA
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5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only **one** box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input checked="" type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
63	5	buildings
2		sites
4	4	structures
		objects
69	9	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Mid-Century Modern Houses of Lexington, Massachusetts MPS

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

DOMESTIC/ single dwelling

RECREATION AND CULTURE/ sports facility

AGRICULTURE/agricultural outbuilding

DOMESTIC/single dwelling

RECREATION AND CULTURE/sports facility

7. Description

Architectural Classification
 (Enter categories from instructions.)

Materials
 (Enter categories from instructions.)

Modern Movement: Mid-Century Modern

Federal/Greek Revival

foundation: Concrete, stone

walls: Wood, glass

roof: Asphalt, other: built-up

other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Peacock Farm Historic District is a grouping of Mid-Century Modern houses located in the southeast corner of Lexington, Massachusetts, just north of MA Route 2. Most of the houses were built from a standard split-level design by the architectural firm Compton & Pierce. Known as the "Peacock Farm House," this design is characterized by a shallow-pitched, asymmetric gable roof with wide overhangs at the gable and side eaves; large expanses of glass, including horizontal bands of windows; vertical wood siding; and a hearth-centered open plan for the living and dining areas. Generally set into modest slopes, the houses have multiple levels, but nevertheless their overall form is horizontal in appearance. Seven of the houses follow an earlier, one-story design. In addition, the district includes one prefabricated Techbuilt house and five custom-designed Mid-Century Modern houses. The first house was built in 1953, the last in 1960. The houses are individually sited to take advantage of the wooded setting offered by each particular lot, and because of the resulting variety in orientation, as well as the use of mirror-image versions of the standard plans, the overall effect is of diverse houses following a similar design theme, rather than endless repetition. Landscaping typically takes the form of informal arrangements of azaleas, rhododendrons, and other flowering shrubs close to the house, within an overall setting of maturing white pines, cedars, and hardwoods.

The district is an example of Property Type IV, districts predominantly of prefabricated or other standard-plan Mid-Century Modern houses, as developed by the Mid-Century Modern Houses of Lexington, Massachusetts Multiple Property Submission.

Narrative Description

When land for the development was purchased in 1952, it was part of a working farm, and the ca. 1830 Federal/Greek Revival farmhouse at 3 Peacock Farm Road and an associated barn are still standing, and are included in the district. The topography has considerable variation in elevation, and most of the land is wooded. A majority of the lots in the development, typically one-third to one-half acre in size, are served by Peacock Farm Road, which follows a sinuous, rising course as it progresses from the district's southwest corner to its northeast corner (Photographs 1 and 2). There are three side streets that intersect Peacock Farm Road: Mason Street, Trotting Horse Drive, and Compton Circle, the latter two of which terminate in circular turnarounds. Because of the steep topography, the settings of the houses tend to be at different levels: some houses are at street level (Photograph 3), others are set downslope from the street (Photograph 4), and still others are sited on knolls (Photograph 5). Because of the differences in orientation and elevation, the relatively large lots, and the wooded surroundings, each house has its own independent setting, even though portions of neighboring houses are visible. There are few fences or walls marking boundaries, so that visually the separate properties blend into a single parklike landscape. A small stream, Sickle Brook, flows through the southern part of the district. In addition to the houses, the district includes several acres of commonly owned open land containing trails, a picnic grove, scenic woods and wetlands, and the community's swimming facility.

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The first standard-plan houses to be built at Peacock Farm were seven one-story houses on high basements, which have been termed "A Series" houses (Photographs 6 and 7, Figure 1). The A Series house, which measures 24 by 50 feet in plan, has a shallow-pitched gable roof with the ridge centered on the long axis; the roof forms a broad overhang both along the side eaves and at the ends. The exterior is covered with stained-wood vertical siding. Windows include both fixed and double-casement sash, and appear both singly and in pairs. Looking onto a terrace adjacent to the main entry is a wall of three tall windows and a glass door. Depending on the slope, the end elevation of the basement has either garage doors or a band of windows for the living space within. The interior of the A Series house features three bedrooms and a bath at one end, and an L-shaped living room/dining area at the other, with the kitchen in the angle. A buff-brick fireplace and chimney appears along the outside wall of the living-room end. The district includes mirror-image variations of the plan, and the A Series houses are sited both with gable end toward the street, and with the long side of the house parallel to the street.

The majority of the standard-plan houses in the district, a total of 48, are split-level houses with asymmetrical gable roofs (Photographs 8-10, Figure 2) known as the "Peacock Farm" house. Because of the sloped siting, a substantial portion of the basement story is exposed at the end of the house that includes the shorter slope of the roof. Like the earlier houses, the exteriors are finished with stained vertical siding, and the roofs have broad overhangs, but in these houses, five carrying beams are exposed along the broad sides of each house. As originally built, the houses measure 26 by 48 feet in plan. The entrance, generally with a plain painted door, is offset from the center of the broad side toward the end of the long slope. The exterior of this part has broad sheets of glass immediately below the eaves, but is otherwise devoid of openings. The portion that includes the shorter slope of the roof has bands of casement and fixed windows for the upper level, with similar bands of windows (and in some cases, a garage door), on the lower level. On most houses, a portion of the basement-level windows is shaded by louvers. The bands of windows continue on the end elevation of the shorter slope, where there is the greatest exposure of the lower level. On the opposite, long-slope end, a wall of glass gives onto a terrace. The interior plan has a living/dining area at one end of the house, separated from the entry foyer by a partial-height brick partition that incorporates a closet for the foyer and a fireplace for the living/dining area. The other end of the house, up a half level, provides three bedrooms and 1½ baths, while down a half level are additional rooms and, in some cases, a garage. Mirror-image versions of the plan appear, along with three different orientations relative to the street: the broad side parallel to the street (the most common); the taller, short-slope end facing the street; and the long-slope, terrace end facing the street.

In addition to the standard-plan designs, the Peacock Farm Historic District includes five other Mid-Century Modern houses. The house at 10 Trotting Horse Drive (Photographs 11 and 12) is a two-story house, 25 by 41 feet in plan, of the prefabricated "Techbuilt" type designed by Carl Koch. Like other Techbuilt houses, it features wide overhangs, four exposed carrying beams for the roof, and walls of four-foot-wide plywood-and-glass panels. A brick chimney emerges from the north slope of the shallow-pitched gable roof. The house has a 12-by-29-foot, one-story extension on the north side, and an attached two-car carport, both added in 1974. The house at 23 Peacock Hill Road (Photograph 13), designed by Henry Hoover, has a 20-by-25-foot, flat-roofed front portion with a blank exterior; the rear portion measures 35 by 63 feet in plan, and has a shallow-pitched gable roof, vertical-board siding, and extensive glass walls. The interior of the rear portion is lighted by a large barrel-vault skylight.

The others are all unique designs by Walter S. Pierce. The two-story house at 14 Trotting Horse Drive has a rambling plan, with the main part measuring 45 by 68 feet and two smaller satellite portions. The complex roofline includes shallow-pitched gable and shed roofs. The exterior is finished with vertical-board siding. The one-story house at 17 Trotting Horse Drive has a complex plan (56 by 63 feet overall), intersecting shallow-pitched gable roofs, vertical-board siding, and an attached carport; it started out as a modification of the A Series

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house. The two-story house at 16 Trotting Horse Drive (Photograph 14), 32 by 35 feet in plan, has the second story cantilevered out over the lower story, glass walls on the front (southwest) elevation, and an open second-story porch on the southwest and southeast sides. A shallow-pitched shed roof covers the whole of the house. Side elevations are divided into bays by vertical posts, between which are painted plywood panels with glass along the top. The house serves as Pierce's own residence. The last house in the district to be built, 48 Peacock Farm Road (Photograph 15), presents a single story at street level, with an additional level exposed at the rear by the steep slope of the lot. The main house, to which is attached a large open garage, has horizontal, stained-wood siding and an asymmetrical butterfly roof, with the longer slope extending toward the rear. A painted, brick screen stands between the garage and the house. The rear elevation is largely glass.

The house and barn that remain from the farm that gave the development its name, stand at its entrance, on the east side of Peacock Farm Road (Photograph 19). The house, dated ca. 1830, is 2½ stories high, with a five-bay façade. The exterior is clapboarded, with slates covering the gable roof. Two large brick chimneys emerge behind the ridge. Windows are fitted with 6/6 sash. The center entrance is obscured by a later enclosed front porch. Above it, on the second story, is a three-part window suggestive of a vernacular version of a Palladian window, lacking the arch. The main part of the house measures 26 by 38 feet in plan, with an enclosed porch on the west side, an open porch on the east side, and two ells at the rear. The large barn has its main entrance on the gable end; a small cupola and weathervane is centered on the ridge of its gable roof. These two elements suggest a date of ca. 1875 for the barn.

There are two-dozen freestanding carports and garages in the district. According to building-permit records, most were constructed later than the houses, but a few appear to be contemporaneous with the associated residence. The carports typically have shallow-pitched shed roofs carried on wooden posts and two or three open sides; a storage area appears along one wall (Photograph 20). The garages (Photographs 21 and 22) are typically two bays wide. Regardless of their date of construction, both carports and garages recall the architecture of the houses with their shallow-pitched roofs, wide overhangs, and vertical-board exteriors. Carports and garages known to have been built in 1961 or earlier were counted as contributing buildings; those built after 1961 are noncontributing, but could be reconsidered once they reach 50 years of age. A few outbuildings that could not be definitively dated are presumed to postdate 1961, like most of the dated outbuildings. Attached garages and carports were not counted separately.

From the beginning, the Peacock Farm development has included a tract of communally owned open land, used for active and passive recreation. The open land, as enlarged by a subsequent purchase from the owners of the farmhouse, is about seven acres in extent. The development's community swimming facility, dating from 1958, includes a large rectangular lap pool and a small circular wading pool (Photograph 23). The pool's flat-roofed bath house, the exterior of which is finished with vertical and diagonal wood siding, was built in 1970 (Photograph 24). Adjacent to the pool is a wooded grove with a picnic area (Photograph 25), while to the west is a marsh area that separates the community land from the former farm property (Photograph 26). A trail leading through the common land to the properties along the south side of Peacock Farm Road marks the course of a former farm road.

Additions and other alterations

The houses in the district generally retain their historical appearance in terms of materials and form. With very few exceptions, window and door replacements closely resemble the originals, and nearly every house has vertical wood siding, the original exterior material. Of the seven, one-story A Series houses, four retain their historical appearance (Photographs 6 and 7). One, at 10 Peacock Farm Road (Photograph 27), was enlarged around 1964 with a freestanding Techbuilt one-story house and attached garage at the rear; the addition, visible

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only from the driveway, leaves the original form of the house clearly discernible. The other two have had more extensive additions, including appendages at two corners of the house. In both cases, the appendages incorporate the same architectural vocabulary. Although the mass of each house has been substantially expanded, the two are counted as contributing because the A Series house at the core is still plainly evident.

A proportionally similar number of the Peacock Farm split-level houses have retained their original appearance virtually intact. In a substantial majority of cases, there are no additions at all, or else the additions have been limited to a carport, garage, or small room added at one corner, leaving the asymmetrical gable-roofed portion as the main visual focus (see, for example, Photograph 10). A few have large additions at the rear that are barely visible from the street, from which one readily perceives the house's original form (Photograph 29). Six of the houses have substantial additions on a street-facing elevation (Photograph 30). Although the original volume of these houses has been substantially increased, in each case the split-level portion can still be discerned from at least one public-way vantage point. Consequently, all are counted as contributing buildings.

Interior alterations include remodeling of bathrooms and kitchens throughout the district, but nearly all the split-level houses retain the core plan of open living/dining area, with the fireplace separating that area from the entry hall, and plain interior finishes. The exceptions are those houses that have been expanded with large additions; in those cases, the original interior plan has been modified to include the space made available by the addition. Typical interiors appear in Photographs 16-18. For comparison, an illustration of a Peacock Farm split-level interior from 1960 appears as Figure 3.

Archaeological Description

While no ancient Native American sites are known in the district or in the general area, sites may be present. Environmental characteristics of the district represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. Although the district contains numerous areas where excessive slopes, poorly drained, rocky, and urban land type soils are present, all unfavorable characteristics for ancient sites, the above areas are also interspersed with several well-drained, level to moderately sloping terraces, knolls, and other glacial outwash features in close proximity to wetlands, all highly favorable characteristics. Most well-drained soils in the district are fine sands, formed in glacial till. All areas within the district are located within 1,000 feet of wetlands. A small stream, Sickle Brook, flows through the southern part of the district. Several wetland areas are also present. The Peacock Farm Historic District is located in the southern portion of Lexington, in the Charles River drainage. Most of Lexington is located within the Shawsheen/Merrimack River drainage located to the north of the district. The Concord, Sudbury, and Assabet drainages are generally located to the west, and the Mystic River/Boston Harbor drainage to the east. The district's topography has considerable variation in elevation, and most of the land is wooded. Given the above information, the size of the district (45 acres), the availability of open space, and known patterns of Native settlement in the middle Charles River drainage, a high potential exists for locating ancient Native American resources in the Peacock Farm Historic District.

A high potential also exists for locating historic archaeological resources in the Peacock Farm Historic District. While no significant historic archaeological resources have been identified for a housing development in which the first house was built in 1953, the last in 1960, the land was part of a working farm (ca. 1830) when purchased for the development in 1952. The ca. 1830 Federal/Greek Revival farmhouse and associated barn (ca. 1875) are still standing and included in the district. Additional historical research, combined with archaeological survey

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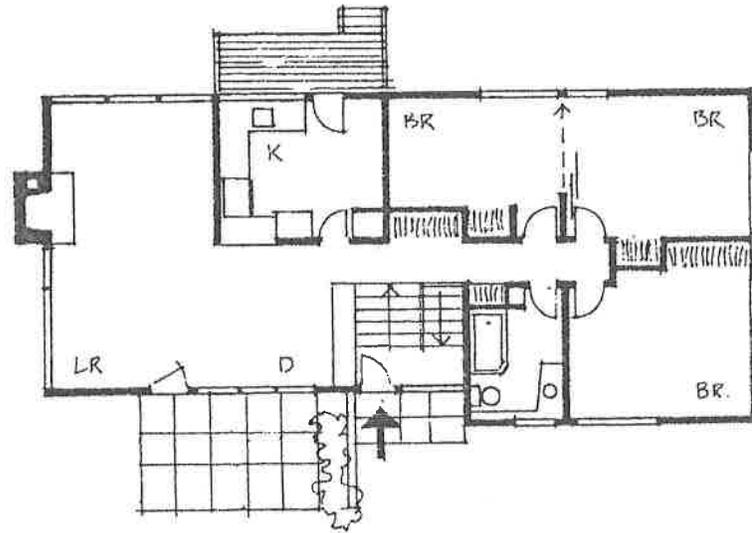
and testing, may locate construction features and structural remains associated with the original construction and later alterations to the house and barn. Similar research may also identify structural evidence from an earlier barn, related agricultural and domestic outbuildings, and the location of occupational-related features (trash pits, privies, wells).

(end)

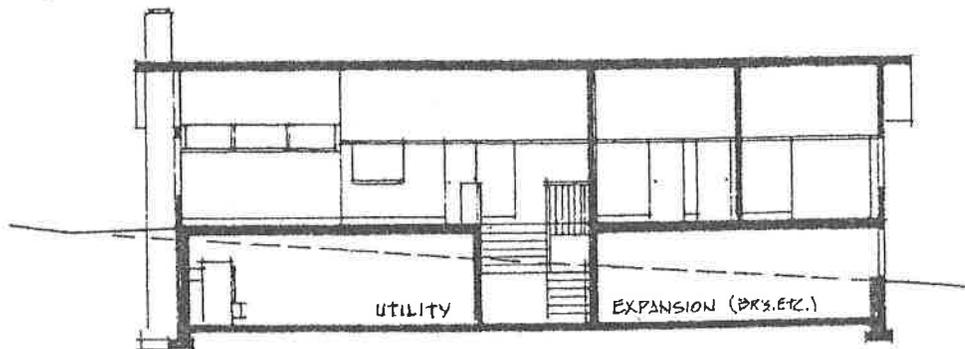
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Figure 1: Plan and section of "A-Series" one-story house (from *Peacock Farms, 1952-2002*).



Plan

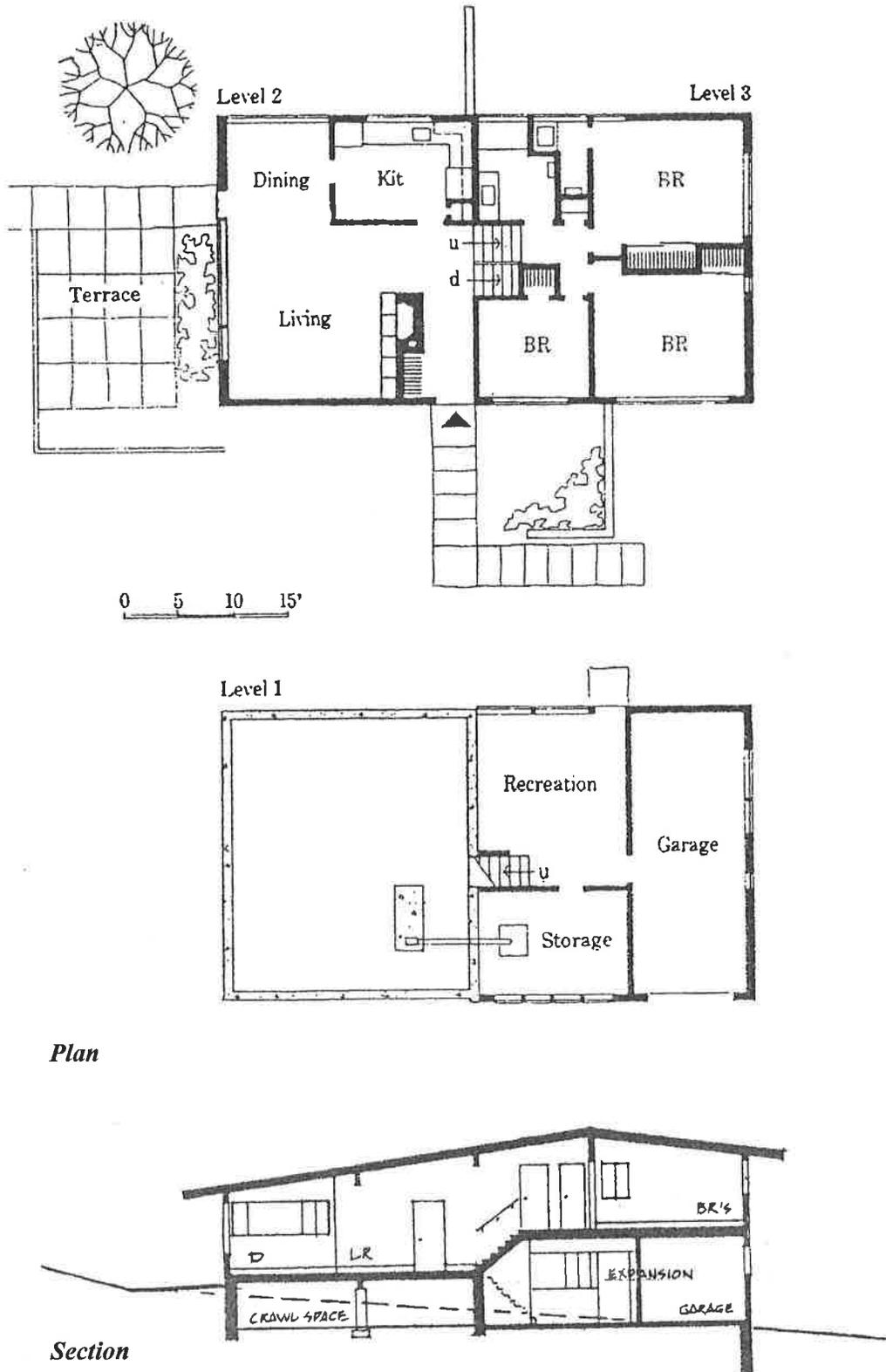


Section

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Figure 2: Plan and section of "Peacock Farm" split-level house (from *Peacock Farms, 1952-2002*).



Plan

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Figure 3: Interior, Peacock Farm split-level, as published in *Better Homes and Gardens*, May 1960. The partial partition formed by the fireplace brickwork separates the living/dining area from the entry (the wall with geese).



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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Landscape Architecture

Period of Significance

1952-1962

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Compton & Pierce (architects)

Henry Hoover (architect)

Carl Koch (architect)

White & Green (builders)

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Period of Significance (justification)

The period of significance, 1952-1962, reflects the years when the district achieved both architectural significance and historical significance, the latter of which rests on its association with Lexington's post-World War II demographic and physical growth. Although the first house was finished in 1953, the preliminary survey and layout of house lots was accomplished in 1952, the year the land for the development was purchased. The last house was built in 1960, but the period of significance was extended to 1962, the 50-year cutoff, so as to include as contributing three carports built in the same Mid-Century Modern style in 1962. Although the construction dates for the farmhouse and barn lie outside the period of significance, both played important roles within the period of significance. In addition to giving the development its name, the farmhouse and barn formed part of the neighborhood's scenic setting, and communal events such as suppers and square dances were held in the barn.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Peacock Farm Historic District has both historic and architectural significance, at the state and local levels. Under Criterion A, the district illustrates an important theme in state and local history, the dramatic expansion of single-family residential housing following the end of the Second World War. Beyond mere growth in population numbers, this broad social trend changed the demographics of suburban communities by shifting the population toward families with young children; transformed the character of formerly agricultural towns, as farmland was subdivided and an increasing portion of the population worked outside the community; and required an unprecedented investment in new schools, improved streets, fire stations, and other municipal services. The proponents of Peacock Farm, W. Danforth Compton and Walter S. Pierce, were themselves young men with families, who had finished their architectural studies after service in World War II. The residential development they designed, begun in 1952, is an early and readily identifiable Postwar subdivision that supports Criterion A on the state and local levels.

The Peacock Farm Historic District is significant under Criterion C at the state and local level because collectively its houses illustrate the distinctive characteristics of Mid-Century Modern domestic architecture: rectilinear form; horizontality; low-pitched roofs; lack of ornamentation; extensive use of glass; natural wooded settings; and informal, open interior plans. Although several of the houses have later additions, some of these were designed by the original architect, and most do not obscure the original form of the house. The houses in the district also illustrate one of the core principles of many practitioners of Mid-Century Modernism, the attempt to keep prices within the reach of a wide range of home-buyers by achieving economy of scale through quantity production, either on-site with standard-plan houses, or off-site in the case of the prefabricated Techbuilt house. Another principle dear to the hearts of many Modernists, the unity of house design, landscaping, and planning, is clearly embodied in Peacock Farm's overall layout, with its curving streets, retention of the wooded setting and original farmhouse and barn, and provision for commonly owned open space and recreational facilities.

Walter S. Pierce was prominent in the 1950s and 1960s as an award-winning designer of houses and as the architect for educational buildings at Berea College in Kentucky, the University of Massachusetts, and the Marine Biological Laboratory in Woods Hole, Massachusetts. He also designed a massive research laboratory (1969) for Avco Research and Advanced Development, a major defense and aerospace contractor, in Everett,

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Massachusetts. He was elected a Fellow of the American Institute of Architects in 1969. Although his nationally recognized Peacock Farm design was built in a dozen different places around the country, its greatest influence was in Lexington, where five additional developments were built using the Peacock Farm house plan.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A: Post-World War II Suburbanization in Massachusetts and Lexington

Suburbanization in the period from 1945-1960 is a major theme in the 20th-century history of Lexington and many other Massachusetts communities. Even prior to World War II, Lexington had entered the orb of metropolitan Boston as a residential suburb. The Boston & Maine Railroad provided frequent passenger service to the city on its Lexington and Arlington branch, and commuting by automobile to Cambridge and Boston was made more practical by the construction in the 1920s of Route 2 as an express highway, paralleling the old Concord Turnpike, and by bypass sections along other state highways. As farms were turned into subdivisions, the population of Lexington more than doubled between 1915 and 1940, reaching 13,187 in the latter year. In the twenty years following the war, the process continued and even accelerated, with the population again doubling, to 27,681 by 1960. Although the railroad cut back on commuter trains (service ended entirely in 1977), highway improvements kept on, including the construction of a new high-speed ring road (MA Route 128/I-95) that was completed through Lexington in 1951.

Following the war, returning war veterans and their families surged into Lexington and other Boston suburbs. (The architects of Peacock Farm, Walter S. Pierce and W. Danforth Compton, were themselves young men whose studies had been interrupted by the war—Compton commanded a PT boat, while Pierce was an officer with the Corps of Engineers.) Lexington was particularly well-placed to attract the families of young academics, professionals, managers, and business owners. Two of the nation's leading universities, Harvard and the Massachusetts Institute of Technology, were in Cambridge, a short drive away on Route 2, and there were a number of other colleges and universities nearby, including Brandeis and Boston University, as well as Arthur D. Little, a major management and technology consulting firm. Lexington was also convenient to the developing concentration of technology companies that were locating in new office and research parks along Route 128; in that period, "Route 128" became a synonym for the advanced technology sector, analogous to today's "Silicon Valley." Thousands of highly trained engineers and scientists were employed in research and development, adding to the demand for housing in nearby suburbs.

The resulting wave of young families gave an entirely new character to Lexington. New streets were laid out, the density of housing increased throughout the town, new churches and synagogues were built, and schools and other governmental services were expanded to keep pace. Much of Lexington's postwar housing boom continued with the Cape Cod type already established in Lexington's Prewar subdivisions such as Wellington Estates, but architects associated with Harvard and MIT established Modernist architecture as another possibility. The first residents of Peacock Farm, the third such development of Modernist houses in Lexington, typified the changing demographics of the town: families of academics, and professionals with large numbers of children. The woods were filled with children playing hide-and-seek and other games, and the turnarounds at the ends of Compton Circle and Trotting Horse Drive became de facto playgrounds (Compton Circle even had bases painted on it for softball). In winter, Compton Circle and Trotting Horse Drive became sledding hills.

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Criterion C: Epitomizing the Characteristics and Principles of Mid-Century Modernism

The houses in the Peacock Farm Historic District embody the distinctive characteristics of the Mid-Century Modern movement. American Modernism had its roots in the architecture developed in Europe before World War II by Walter Gropius, Ludwig Mies van der Rohe, and others, but it went beyond the Bauhaus by incorporating natural materials such as fieldstone and stained-wood siding and by softening the stark geometry of what had become known as the International Style.

The first principle, clearly in evidence at Peacock Farm, was foregoing decorative detail, especially detail that made allusions to historical styles. Instead, architecture relied solely on form, proportion, and the fulfillment of function to achieve its aesthetic effect. This break with the past allowed Modernist architects considerable freedom in devising the overall form of their buildings. Symmetry no longer was valued in and of itself, and the main entry became simply a way to get into the house, rather than a statement about the wealth and taste of the occupant. Windows were also played down in Modernist architecture, since there was no longer any point in creating patterns with the placement of openings. Instead, windows were generally treated as a special case of wall covering, one that allowed the interior to communicate with the exterior when that was appropriate. The split-level house as built at Peacock Farm well illustrates the Modernist approach: its exterior is straightforward and plainly detailed, with no historical allusion in terms of form or ornament. Its massing is simple, with the asymmetry of its gable roof reflecting the interior arrangement of two levels on one end and a single level on the other. Windows are used as glass walls or as bands at the top of walls to bring light into the interior.

Another aspect of Mid-Century Modern residential architecture was its overall horizontal appearance, created by low-pitched flat, shed, and gable roofs, and accentuated by broad overhangs. The horizontality of Modernist houses is in part the result of their location, in suburban areas where land was plentiful relative to densely populated urban neighborhoods, but it also derives from the Modernist commitment to make the house and its setting appear as a single, organic whole. Peacock Farm's A-Series houses, the split-levels, the Techbuilt house, and the custom designs all embody the horizontality that characterizes Modernist residential architecture.

Just as the break with the past allowed freedom in arranging the exterior, so too the interior arrangement of the house, in the Modernists' minds, was not obliged to follow any preconceived pattern. Open plans centered on hearths became nearly universal in Modernist houses because multiple-purpose spaces were seen as more efficient and more appropriate for the informal lifestyles of mid-century Americans. Peacock Farm houses of all types accommodate the living and dining areas into a single unpartitioned space, with some sort of fireplace as the focus, and the entry area is wholly or partially open to the rest of the interior as well. Only the bedrooms and baths are divided up as conventional rooms.

Mid-Century Modern houses emphasized the continuity of interior and exterior space, rather than maintaining a strict dichotomy between the inside and outside. In Peacock Farm's A Series and split-level houses, as well as the Techbuilt and custom designs, broad expanses of glass bring the beauty of the house's wooded settings inside, while terraces adjacent to the living/dining areas provide a seamless extension of the interior for outside meals, play, and other activities.

A major theme within Mid-Century Modernism was the effort to create, through advanced design, opportunities for housing that would be within the reach of a broad segment of society. The Bauhaus practitioners had designed housing for workers, as well as factories and housing for factory owners, and a democratic impulse (in some cases, even a socialist impulse) motivated many of those who subsequently embraced the new architecture.

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Three related streams are evident: enthusiasm for the products of the industrial age, which led to the use of machine-produced, off-the-shelf components in place of custom-designed details; an interest in prefabrication as a way to keep costs down; and construction of standard-plan houses on-site, in sufficient quantities so as to realize economies of scale. Each approach also relied on limiting the square footage of the house to what a young family would need, providing for an exceptionally efficient use of space, and allowing for future expansion. With 55 plainly detailed and modestly sized houses following two standard plans, Peacock Farm was an exceptionally successful realization of the Modernists' hopes.

A core idea of Mid-Century Modernism was the essential unity of building design, landscaping, and community planning. At the Bauhaus, architectural studies began not with an introduction to building but with courses in the overall principles of design. This approach was adopted by Joseph Hudnut, William W. Wurster, and others who led the transformation of American architectural education in the 1930s and 1940s, and was sustained by the numerous European émigrés on the faculties of the leading schools. The Harvard Graduate School of Design was specifically formed to unite previously separate design studies, and within a few years of its establishment, MIT's School of Architecture also took on planning as an integral component of the curriculum. Frank Lloyd Wright and Corbusier both envisioned large-scale, planned developments, and Wright's principles of "Organic Architecture" emphasized the close relationship of buildings and their settings.

Compton and Pierce's overall plan for Peacock Farm illustrates the importance given by Modernists to integrating architecture, landscape design, and community planning. The development respected the previous character of the property by retaining large trees and stone walls and by taking advantage of views of the farmhouse and barn. The layout of the curving streets, which follow the hilly contours of the land, prevented the unbroken vistas of grid-sited houses that characterized other Postwar residential developments and limited the setting of any individual house to its own lot and those of its neighbors. The attention to individual house siting and orientation, and the exploitation of the topography so as to vary the elevations of adjacent houses, minimized the monotony that might have ensued from having the majority of the Modernist houses follow a single plan. The result was a collection of compatible yet seemingly diverse houses that shared a single parklike setting.

Compton and Pierce shared in the idealistic Modernist view that proper planning and design could create not just a group of homeowners but a community. To this end, the development provided for a neighborhood association that would decide issues of common concern; several acres of commonly owned land for recreation, and an architectural review process to guide future changes to the houses. Judging by the numerous memories recorded in *Peacock Farms, 1952-2002*, the development did indeed become a community of shared values and experiences. In the early days, square dances and potluck suppers were held in the barn (even though that property was not formally part of the neighborhood association), and the common land was used for clambakes. Six years after its founding, the residents came together to build a communal swimming pool, and in 1973, the common land was expanded with the purchase of additional acreage.

Because Peacock Farm's layout illustrates key Modernist principles, the overall plan has been counted as a contributing site. The commonly owned parcel, with its recreational facilities and undeveloped land, has also been counted as a contributing site because of its importance in illustrating the communal nature of the development.

(continued)

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Criterion C: Work of a Master

The architects represented in the Peacock Farm Historic District—Walter S. Pierce, Henry Hoover, and Carl Koch—each had long and distinguished careers in the architectural profession, and part of the significance of the district is as illustrations of their work. Walter S. Pierce (b.1920) and W. Danforth Compton (1919-1955) were classmates at the MIT graduate program in architecture, receiving the M. Arch. in 1947. Under the leadership of Dean William Wurster, the school had become a center for the dissemination of Modernist ideas. Alvar Aalto was a sometime faculty member, Henry-Russell Hitchcock taught architectural history, and the European émigrés Gyorgy Kepes and Richard Filipowski offered courses in design. Wurster brought to the Institute the domestic Modernists Ralph Rapson and Carl Koch from Cranbrook and the Harvard Graduate School of Design, respectively. MIT's school of architecture also accommodated the Albert F. Bemis Foundation, which actively pursued the challenge of designing "adequate, economical, and more abundant housing." Compton and Pierce were especially influenced by Lawrence B. Anderson (1906-1994), a Modernist who earned the M. Arch. from MIT in 1930, joined the faculty in 1933, and became dean the same year Pierce and Compton received their degrees. Compton wrote his Master's thesis on manufactured housing. Pierce taught courses at MIT from 1947 to 1950, then traveled abroad on a Fulbright scholarship.

In 1952, Compton and Pierce began their work at Peacock Farm in Lexington, formally establishing their partnership the following year. When Compton died suddenly of polio in April 1955, Pierce carried on the practice alone, though he continued using the name "Compton and Pierce" for at least some of his work until forming a new partnership with John Peirce, another MIT graduate, in 1961.

With his split-level design for Peacock Farm, Walter S. Pierce can be said to have fully realized the Modernist goal of well-designed yet economical housing. The Peacock Farm split-level design received national recognition. In October 1956, the trade journal *House & Home* picked it as one of 57 distinguished designs for the year to come, and shortly thereafter it won a First Award in the Homes for Better Living competition sponsored by the American Institute of Architects, *House & Home*, *Better Homes and Gardens*, and NBC television. The category was builders' houses costing between \$15,000 and \$20,000; no first awards were given in any other builders' categories. (The First Award winner for comparable custom-designed houses was Eliot Noyes, for his own home in New Canaan, Connecticut.) The jury praised the Peacock Farm split-level as "an excellent solution of the entire problem: site planning, arrangement of interior-circulation, and treatment of the façade." The citation also noted the practical advantage of extremely economical plumbing. In subsequent years, the Peacock Farm split-level was prominently featured in *Time*, *Better Homes and Gardens*, and the Sunday real-estate section of the *New York Times*.

The success of the design is attested to by its use in five subsequent subdivisions in Lexington, including the Pleasant Brook development, adjacent to the northwest corner of Peacock Farm. The design was also used for individual houses in Lexington and the nearby towns of Belmont, Newton, and Wayland. About a dozen were constructed in other parts of the country.

Pierce's influence was not limited to this one design. A custom design for a house in New Jersey appeared in Ford and Creighton's *Designs for Living* (1955), and *Better Homes and Gardens* chose two Pierce designs for its monthly Five Star House feature. The Five Star design for September 1958, was a split level similar in appearance to the Peacock Farm house but with a larger, T-shaped plan; about 60 houses of this type were built in a development in Norwood, Massachusetts. The July 1959 Five Star House was a small, single-story house suitable for a very limited budget. Complete plans for Five Star Houses were available from the magazine and

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could also be purchased in leading department stores, including Jordan Marsh in Boston and Gimbel's in New York City.

Other notable designs by Pierce include the Susquehanna Valley Children's Home in Binghamton, New York (1954), the Industrial Arts building at Berea College in Kentucky (1957), Trinity Episcopal Church in Topsfield, Massachusetts (1960), the Central Storage Building at the University of Massachusetts (1968), and the Marine Biology Teaching Laboratory at Woods Hole, Massachusetts (1969). His largest commission was a 300,000-square-foot research facility (1969) for the Avco Research and Advanced Development Corporation, a major aerospace and defense contractor located along Route 128 in Everett, Massachusetts. Pierce was a director of the Boston Society of Architects, and in 1969 he was made a Fellow of the American Institute of Architects.

Henry B. Hoover (1902-1989) was a Harvard-educated Modernist from the pre-Gropius years. Hoover received his Master's degree in 1926, after which he traveled for two years in Europe on a fellowship. Beginning in 1925, he spent twelve years working for the distinguished landscape designer Fletcher Steele. His own house in Lincoln, Massachusetts, a Modernist design that incorporated natural materials, extensive glass, and an open plan, was built in 1937. Hoover's practice primarily consisted of custom-designed residences, including more than four dozen in Lincoln and other northwest-suburban towns. His work in Lexington includes the house at 23 Peacock Farm Road (Photograph 13), as well as the extensive addition to the rear of the split-level across the street, 22 Peacock Farm Road. Both incorporate Hoover's distinctive barrel-vault skylight. In addition to his corpus of more than 100 Modernist houses, Hoover became well-known for his humorous definition of Modernist architecture as any house with indoor plumbing. With Walter Hill, Hoover provided industrial-design services for various Route 128 technology companies. Among the firm's award-winning designs was a portable radiometer honored by the Institute of Electrical and Electronic Engineers in 1963.

The district's Techbuilt house at 10 Trotting Horse Drive (Photographs 11 and 12) represents the best-known achievement of Carl Koch (1912-1998). Koch, a 1937 graduate of the Harvard Graduate School of Design, had a life-long interest in manufactured and standard-plan housing. His own first house (1941) was one of five modest houses built from a standard plan at Snake Hill in Belmont, Massachusetts. He came to MIT in 1946, where with the engineer John Bemis (son of the founder of the Bemis Foundation) he began work on the first of his prefabricated designs, the Acorn House. Although it received considerable attention, the Acorn House ran afoul of local building codes and was a commercial failure. A subsequent project by Koch, begun in 1951, was Conantum, a development of 90 Mid-Century Modern houses built on-site in Concord, Massachusetts. The houses, 24 by 40 feet in plan, had broad overhangs to the gable roofs and glass end walls. Differences in surface materials, the arrangement of windows, and the number of finished rooms allowed for variations within the standard plan, with prices ranging from \$8,650 to \$16,895. Although all the houses were eventually finished, poor weather, the need to redo work, and cost overruns bankrupted the project. In 1953, Koch and his associates developed a prefabricated, simplified version of the Conantum House, but with a shallower-pitched roof, called the "Techbuilt." It was manufactured as a post-and-beam structure with four-foot by ten-foot wall panels that were erected over a poured-concrete basement story. Beginning with two demonstration models in Concord and Weston, Massachusetts, by 1958 Techbuilt houses had been built in 32 different states, both as individual houses and as residential developments. Four factories provided the components to a network of 90 franchised builder-dealers. It is estimated that more than 3,000 Techbuilt houses were erected nationwide in the 1950s, 1960s, and 1970s, making Koch's design the most successful Modernist prefab. The Peacock Farm Techbuilt is notable for its early date (1957) and its excellent state of preservation.

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Mid-Century Modern Houses in Lexington, Massachusetts

As a planned community of Mid-Century Modern houses, the Peacock Farm Historic District directly relates to the historic contexts developed in the Mid-Century Modern Houses in Lexington, Massachusetts, Multiple Property Submission. The MPS identifies the northwest suburbs of Boston, including Lexington, as an area heavily influenced by the Mid-Century Modern architects associated with the architecture schools at Harvard University and the Massachusetts Institute of Technology. The aesthetic and social values of the Mid-Century Modern movement were expressed not only in custom-designed individual houses, but even more notably in planned communities of dozens of Mid-Century Modern houses. Particularly within the state and local contexts of the development of the Mid-Century Modern movement, the Peacock Farm Historic District illustrates the themes of an aesthetic free from the historicism that characterized earlier architecture; the unity of architecture, landscape design, and planning; the social goal of bettering both individual houses and communities through design; and a focus on lowering the cost of housing through standardization and prefabrication. The Peacock Farm Historic District also relates to the MPS historic context of post-World War II suburbanization in Lexington.

The Peacock Farm Historic District is an example of the MPS's Property Type IV: districts predominantly of prefabricated or other standard-plan Mid-Century Modern houses. The district meets the registration requirements for this property type:

- *Districts of this property type will have a clear majority of the houses exhibiting defining characteristics of the Mid-Century modern type (rectilinear form, horizontality, lack of ornamentation, extensive use of glass, and informal, open plan), as well as the defining characteristics of the particular standard plan(s) or prefabrication type.*
- *With relatively few exceptions, the district's houses will have integrity of design, materials, and setting. The presence of original or early garages or carports will add to the significance of a district, though more recent outbuildings need not be regarded as detracting from a district's significance, and the loss of original garages or carports will not disqualify a district if it is otherwise eligible. Houses lacking all the qualities expected for individual listing may nevertheless be regarded as contributing elements within the district, provided that they retain at least some characteristics that make them identifiable as part of the overall whole.*
- *The boundary for the district ideally embraces the entire original development, but may be constricted to exclude substantially altered or otherwise noncontributing buildings, so long as the resulting smaller district maintains the character of the original.*

Developmental history/additional historic context information (if appropriate)

Peacock Farm began in 1952 with Walter S. Pierce and W. Danforth Compton's vision of a "planned community with a common for recreational uses jointly owned by residents . . . a contemporary house of a repetitive design for economy of scale that young, first-time home buyers could afford" (*Peacock Farms, 1952-2002*). Inspired by Carl Koch's effort at Snake Hill in Belmont, the pair saw potential in the steep, rocky back acreage of a farm in Lexington, which had last been used for training trotting horses and raising peacocks. The property was a former farm, established by Phineas Lawrence (1775-1865) and his wife, Polly Wellington Lawrence. Later owners included George Norton, who used it as a summer residence in the early 20th century, and George Mason, whose family retained use of the house and barn into the 1970s even after selling most of the acreage to Danforth Compton in 1952. In that year, Compton, who as the grandson of the founder of Ralston Purina had access to financial resources, purchased 42 acres from the Mason family, and survey and planning for the Peacock Farm

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development began. The subdivision plan was approved by the Town in April 1953, and construction on the first house, the A Series house at 4 Peacock Farm Road (Photograph 7), began in June. The initial association was formed in July 1953 with Compton, Pierce, and William Waldron, the development's attorney, as the Board of Directors. Additional A Series houses were built over the next two years, with the first house serving as a model for prospective buyers, and as a residence for at least one family until their own house was ready.

Following Danforth Compton's sudden death in April 1955, Walter Pierce was left to complete Peacock Farm by himself, though the Compton family continued their financial participation in the development. Harmon White and Edward Green, builders with extensive experience with residential developments, were brought in, and Pierce devised an improvement on the A Series that became the Peacock Farm split-level. The second standard plan provided an extra half-bath in the bedroom area and better concentrated the plumbing into the central core, and its split-level design, in which the living/dining/kitchen area had access to the bedrooms and the basement story by means of half-level stairs, made the interior seem more spacious. Like the first design, it had an informal, open plan for the living and dining area, and it relied on a high basement story partly set into a slope in order to provide room for extra bedrooms, a garage, or later expansion of the house's living space. The first split-level was built at 6 Peacock Road in March 1956, with nearly four dozen more completed in the following two years.

Although a large majority of purchasers bought lots with split-levels, a few owners arranged for houses of a different design, including the one by Henry Hoover at 23 Peacock Farm Road (Photograph 13), the Carl Koch Techbuilt house at 10 Trotting Horse Drive (Photographs 11 and 12), and four custom designs by Walter S. Pierce, including a house for himself at 16 Trotting Horse Drive (1958, Photograph 14). Hoover and Pierce also designed many of the additions to the houses, made over the years in accordance with the Association's design-review procedures.

In 1957, the Association's declaration of trust was revised to provide for the election of board members, whose number was increased to five. The following year, the Association built the swimming pool on part of the common land. By 1960, only a few lots within the original purchase, all on Mason Street and White Pine Lane, were undeveloped. These were built upon in the late 1960s, at which time an adjacent development of Pierce-designed houses, Pleasant Brook, was underway.

In 1972, the Association declined to exercise its option to purchase the farmhouse and barn, though the following year, it bought several acres of that property, known as the back lot, to add to Peacock Farm's communally owned open space. Incorporated in 1993, the Peacock Farm Association today continues to review proposed new construction, alterations to existing buildings, and landscaping changes.

Archaeological Significance

Since patterns of ancient Native American settlement in Lexington are poorly documented, any surviving sites could be significant. Only five ancient sites are recorded in Lexington. Higher site densities are present to the west around the confluence of the Concord, Sudbury, and Assabet Rivers, and to the east along the Mystic River drainage. Few sites in the area have been systematically excavated, limiting their interpretative value and making surviving sites in the area potentially significant. The Peacock Farm Historic District lies in uplands along tributary streams of the Charles River drainage; however, much of our knowledge of ancient Native American settlement along that drainage results from sites and studies located in lower portions of the drainage, especially the estuarine zone. Native sites in this area may contribute important information related to ancient patterns of subsistence and settlement along the middle portions of the Charles River drainage, and their relationship to ancient

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settlement focused on the confluence of the Concord, Sudbury, and Assabet drainages, and Mystic River drainage. Ancient sites in this area may represent an inland/upland pattern of settlement, with a focus along lower portions of the Charles River drainage, or a settlement pattern with a focus on the regionally important Concord, Sudbury, and Assabet River core and Mystic River core. Ancient Native American sites in this area may also contribute important information on regional patterns of exchange, particularly between interior and coastal locales. The Charles River and Mystic River drainages represent transportation corridors eastward to Boston Harbor, while the Concord, Sudbury, and Assabet Rivers provide a corridor northward to the Merrimack River then inland to the west or easterly to Massachusetts Bay. Ancient sites in this area may contribute information that indicates the relative importance of these drainage/transportation corridors on the social, cultural, and economic characteristics of ancient peoples in the area.

Historic archaeological resources described above may contribute important information related to 19th- and early 20th-century settlement and agriculture in the district locale. This information may be important in studies involving the district's relationship to the mid 20th-century transformation of Lexington into a town in which population demographics now focused on single families with young children, farmland was increasingly subdivided, and an increasing portion of the population now worked outside the community.

Additional historical research, combined with archaeological survey and testing of the Peacock Farm locale, may identify the location and function of barns, outbuildings, and occupational-related features (trash pits, privies, wells) associated with the ca. 1830 farmhouse and ca. 1875 barn still extant on the property. Construction features and structural remains of the farmhouse and barn may help to determine their precise date of construction and architectural features that are no longer extant. Careful mapping of potential barns and outbuildings and their relationship to the existing house and barn may identify the spatial pattern of buildings on the farmstead and the evolutionary history of that pattern. The above information, combined with functional interpretation of outbuildings and detailed analysis of the contents of occupational-related features, may contribute important information related to the agricultural history of the farmstead, including agricultural technologies in use, the history of plant and animal production on the farmstead, and potential cottage industries that were present. Detailed analysis of the contents of occupational-related features may also contribute important information related to the social, economic, and cultural history of the farmstead's inhabitants through an analysis of material culture items and macrofossil evidence.

(end)

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned):

LEX.S; LEX. 548-550, 2033-2040, 2045-2095

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10. Geographical Data

Acreage of Property 45
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.)

1	<u>19</u>	<u>318380</u>	<u>4698730</u>	3	<u>19</u>	<u>318520</u>	<u>4698740</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>19</u>	<u>318460</u>	<u>4698740</u>	4	<u>19</u>	<u>318540</u>	<u>4698800</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary, which is shown in detail on the accompanying sketch map, scale 1"= 200', is inclusive of the lots associated with the addresses given in Section 2. Beginning at the northwest corner, at the northwest corner of the parcel at 4 Mason Street, the boundary runs eastward along the northern property line of that parcel and the parcel at 5 Mason Street (crossing Mason Street), then northerly along the western property lines of the parcels at 4 and 6 Trotting Horse Drive, then in a generally east or southeast direction along the northern property lines of the following parcels: 6, 8, 10, 12, and 14 Trotting Horse Drive; and 52, 53 (crossing Peacock Farm Road), 51, and 49 Peacock Hill Road. The boundary then turns and runs southwestly along the eastern property lines of 49, 47, 45, and 43 Peacock Farm Road, the unnumbered lot with Property ID 7-77, and 41 and 39 Peacock Farm Road. It turns slightly and follows the southern property lines of the parcels at 39, 37, and 33 Peacock Farm Road, then runs in a generally westward direction along the right-of-way of the Route 2 ramp to Peacock Farm Road. The boundary crosses Peacock Farm Road and continues along the southern property line of the parcel at 2 Peacock Farm Road, then runs northerly along the western property lines of 4, 6, 8, 10, and 12 Peacock Farm Road and 2 and 4 Mason Street to the first point.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes that part of the Peacock Farm residential development that was built up with houses through 1960. It excludes the houses on Mason Street and White Pine Lane that were added in the late 1960s because they represent a distinct, second phase of development. Although some of these lots were part of the original Peacock Farm land purchase (and remain part of the Peacock Farm Association), the houses are more of the period of the adjacent Pleasant Brook development. It may be that with the passage of time, the architectural and historical significance of those houses will become clearer and lead to the conclusion that they should be added to the district.

The original farmhouse and barn at 3 Peacock Farm Road were included because they form part of the rural setting that was part of the attraction of the development for its first occupants. The barn also accommodated community suppers and dances.

Additional UTM References:

- | | |
|----------------------|-----------------------|
| 5: 19.318700.4698800 | 9. 19.318669.4698450 |
| 6: 19.318980.4698650 | 10. 19.318480.4698400 |
| 7: 19.318840.4698410 | 11. 19.318430.4698420 |
| 8: 19.318760.4698370 | 12. 19.318380.4698440 |

(end)

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11. Form Prepared By

name/title Bruce Clouette, Consultant with Betsy Friedberg, NR Director, MHC
organization Massachusetts Historical Commission date September, 2012
street & number 220 Morrissey Boulevard telephone 617-727-8470
city or town Boston state MA zip code 02125
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Peacock Farm Historic District
City or Vicinity: Lexington
County: Middlesex State: MA

Photographer: Bruce Clouette
Date Photographed: May 2011 (unless otherwise indicated)

Description of Photograph(s) and number:

1. Typical streetscape view (47, 45, and 43 Peacock Farm Road, camera facing south).
2. Typical streetscape view (28, 30, and 32 Peacock Farm Road, camera facing southeast).
3. Example of street-level siting (5 Compton Circle, camera facing northwest).
4. Example of siting downslope from the street (42 Peacock Farm Road, camera facing northwest).
5. Example of siting on a knoll (41 Peacock Farm Road, camera facing south).
6. Typical one-story type (A Series), 5 Mason Street, camera facing northeast.
7. Typical one-story type (A Series), 4 Peacock Farm Road, camera facing northwest.
8. Typical split-level (12 Trotting Horse Drive, camera facing northeast).
9. Typical split-level (2 Peacock Farm Road, camera facing northwest).
10. Typical split-level, showing use of lower level for a garage (2 Mason Street, camera facing southwest). Shed-roofed portion on the right is a 2001 addition.

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11. "Techbuilt" house (Carl Koch, architect), 10 Trotting Horse Drive, south elevation, camera facing north.
12. "Techbuilt" house (Carl Koch, architect), 10 Trotting Horse Drive, west elevation, camera facing northeast.
13. House at 23 Peacock Farm Road (Henry Hoover, architect), camera facing southwest.
14. House at 16 Trotting Horse Drive, camera facing east. The house, built in 1958, is a custom design by Walter S. Pierce.
15. House at 48 Peacock Farm Road, camera facing west. The house, built in 1960, is a custom design by Walter S. Pierce.
16. Interior, "A Series" house at 10 Peacock Farm Road, living/dining area, camera facing southwest. (June 2011)
17. Interior, split-level house at 31 Peacock Farm Road, living-dining area, camera facing northeast (June 2011).
18. Interior, "Techbuilt" house at 10 Trotting Horse Drive, upper level west room, camera facing west. (June 2011)
19. Farmhouse, ca. 1830, and barn, ca. 1875, 3 Peacock Farm Road, camera facing east.
20. Carport, 1965 (noncontributing), at 43 Peacock Farm Road, camera facing east.
21. Garage at 4 Peacock Farm Road, 2009 (noncontributing), camera facing west.
22. Garage at 14 Trotting Horse Drive, 1986 (noncontributing), camera facing northeast.
23. Community pool, camera facing northwest.
24. Pool bath house, 1970 (noncontributing), camera facing northwest.
25. Grove adjacent to community pool, camera facing southeast.
26. Open land bordering path to community pool, with barn at 3 Peacock Farm Road visible at right, camera facing southeast.
27. One-story house (A Series) at 10 Peacock Farm Road, enlarged with a parallel building at the rear, leaving the original form of the house clearly discernible. Camera facing southwest.
28. One-story house ("A Series") at 1 Mason Street, enlarged with an additions at two corners, camera facing northeast.
29. House at 46 Peacock Farm Road, camera facing west. The house has a large three-level glass addition on the opposite elevation that is not readily visible from the road.
30. House at 26 Peacock Farm Road, with large addition on left, camera facing northeast.

Figure 1: Plan and section of "A Series" one story house (from *Peacock Farms, 1952-2002*).

Figure 2: Plan and section of "Peacock Farm" split-level house (from *Peacock Farms, 1952-2002*)

Figure 3: Interior, Peacock Farm split-level, as published in *Better Homes and Gardens*, May 1960.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

Name Multiple owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**PEACOCK FARM HD
LEXINGTON (MIDDLESEX), MA
MID-CENTURY MODERN HOUSES OF LEXINGTON MA MPS**

MHC#	ADDRESS	DATE	DESCRIPTION	TYPE	STATUS
LEX.S	Peacock Farm overall plan	1953	Including street layout, siting of Houses, mature trees, and Remnants of stone walls	Si	C
	Peacock Farm Road	1953	Common land: includes pool, grove, trails, undeveloped wetlands and woods	Si	C
2033	1 Compton Circle	1958	Peacock Farm style, split level	B	C
2034	3 Compton Circle	1958	Peacock Farm-style, split level	B	C
2035	4 Compton Circle	1958	Peacock Farm-style, split level	B	C
2036	5 Compton Circle	1958	Peacock Farm-style, split level	B	C
2037	6 Compton Circle	1958	Peacock Farm-style, split level	B	C
2038	1 Mason Street	1954	A Series, single story	B	C
550	2 Mason Street	1956	Peacock Farm-style, split level	B	C
2039	4 Mason Street	1956	Peacock Farm-style, split level	B	C
		1956	carport	St	C
	Peacock Farm Road	1958	community swimming pool	St	C
	Peacock Farm Road	1970	pool bath house	B	NC
2045	2 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
548	3 Peacock Farm Road	ca. 1830	Federal/Greek Revival house	B	C
		ca. 1875	Barn with cupola	B	C
2046	4 Peacock Farm Road	1953	A Series, single story	B	C
		2006	garage	B	NC
2047	6 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2048	8 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
549	9 Peacock Farm Road	1953	A Series, single story	B	C
2049	10 Peacock Farm Road	1954	A Series, single story	B	C
		ca. 1964	Techbilt single-story freestanding addition	B	NC

**PEACOCK FARM HD
LEXINGTON (MIDDLESEX), MA
MID-CENTURY MODERN HOUSES OF LEXINGTON MA MPS**

MHC#	ADDRESS	DATE	DESCRIPTION	TYPE	STATUS
			addition	B	NC
2050	12 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
		1991	garage	B	NC
2051	15 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
2052	17 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
2053	18 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
		1968	carport	St	NC
2054	19 Peacock Farm Road	1956	Peacock Farm-style, split level	B	C
2055	22 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2056	23 Peacock Farm Road	1958	Mid-Century Modern house custom design (Henry Hoover, architect)	B	C
2057	24 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2058	25 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2059	26 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
		late 20 th century	small storage shed		
2060	27 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2061	28 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2062	29 Peacock Farm Road	1957	Peacock Farm –style, split level	B	C
2063	30 Peacock Farm Road	1957	Peacock Farm –style, split level	B	C
2064	31 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2065	32 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2066	33 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2067	34 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2068	35 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2069	37 Peacock Farm Road	1960	Peacock Farm-style, split level	B	C
		n.d.	carport	St	NC
2070	38 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2071	39 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2072	40 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2073	41 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2074	42 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C
2075	43 Peacock Farm Road	1957	Peacock Farm-style, split level	B	C

**PEACOCK FARM HD
LEXINGTON (MIDDLESEX), MA
MID-CENTURY MODERN HOUSES OF LEXINGTON MA MPS**

MHC#	ADDRESS	DATE	DESCRIPTION	TYPE	STATUS
		1965	carport	St	NC
2076	45 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2077	46 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2078	47 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
		1961	carport	St	C
2079	48 Peacock Farm Road	1960	Mid-Century Modern house custom design (Walter S. Pierce, architect)	B	C
2080	49 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2081	50 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2082	51 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2083	52 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
		1994	carport	St	NC
2084	53 Peacock Farm Road	1958	Peacock Farm-style, split level	B	C
2085	4 Trotting Horse Drive	1957	Peacock Farm-style, split level	B	C
2086	6 Trotting Horse Drive	1955	A Series, single story	B	C
		1955	garage	B	C
2087	7 Trotting Horse Drive	1961	Peacock Farm-style, split level	B	C
		1961	carport	St	C
2088	8 Trotting Horse Drive	1957	Peacock Farm-style, split level	B	C
2089	10 Trotting Horse Drive	1957	Techbuilt (Carl Koch, architect)	B	C
2090	11 Trotting Horse Drive	1955	A Series, single story	B	C
2091	12 Trotting Horse Drive	1957	Peacock Farm-style, split level	B	C
2092	14 Trotting Horse Drive	1956	Mid-Century Modern house custom design (Walter S. Pierce, architect)	B	C
		1983	garage	B	NC
2093	15 Trotting Horse Drive	1957	Peacock Farm-style, split level	B	C
2094	16 Trotting Horse Drive	1958	Mid-Century Modern house custom design (Walter S. Pierce, architect)	B	C

**PEACOCK FARM HD
 LEXINGTON (MIDDLESEX), MA
 MID-CENTURY MODERN HOUSES OF LEXINGTON MA MPS**

MHC#	ADDRESS	DATE	DESCRIPTION	TYPE	STATUS
2095	17 Trotting Horse Drive	1955	Modified A Series house with 1971 addition (Walter S. Pierce, architect)	B	C

Sites: 2 contributing
 Buildings: 63 contributing, 5 noncontributing
 Structures: 4 contributing, 4 noncontributing
 TOTAL: 69 contributing, 9 noncontributing



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth

Massachusetts Historical Commission

September 20, 2012

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination forms:

Peacock Farm Historic District, Lexington (Middlesex), MA
Mid-Century Modern Houses of Lexington, MA MPS

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property in the Certified Local Government community of Lexington were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

One letter of objection has been received.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

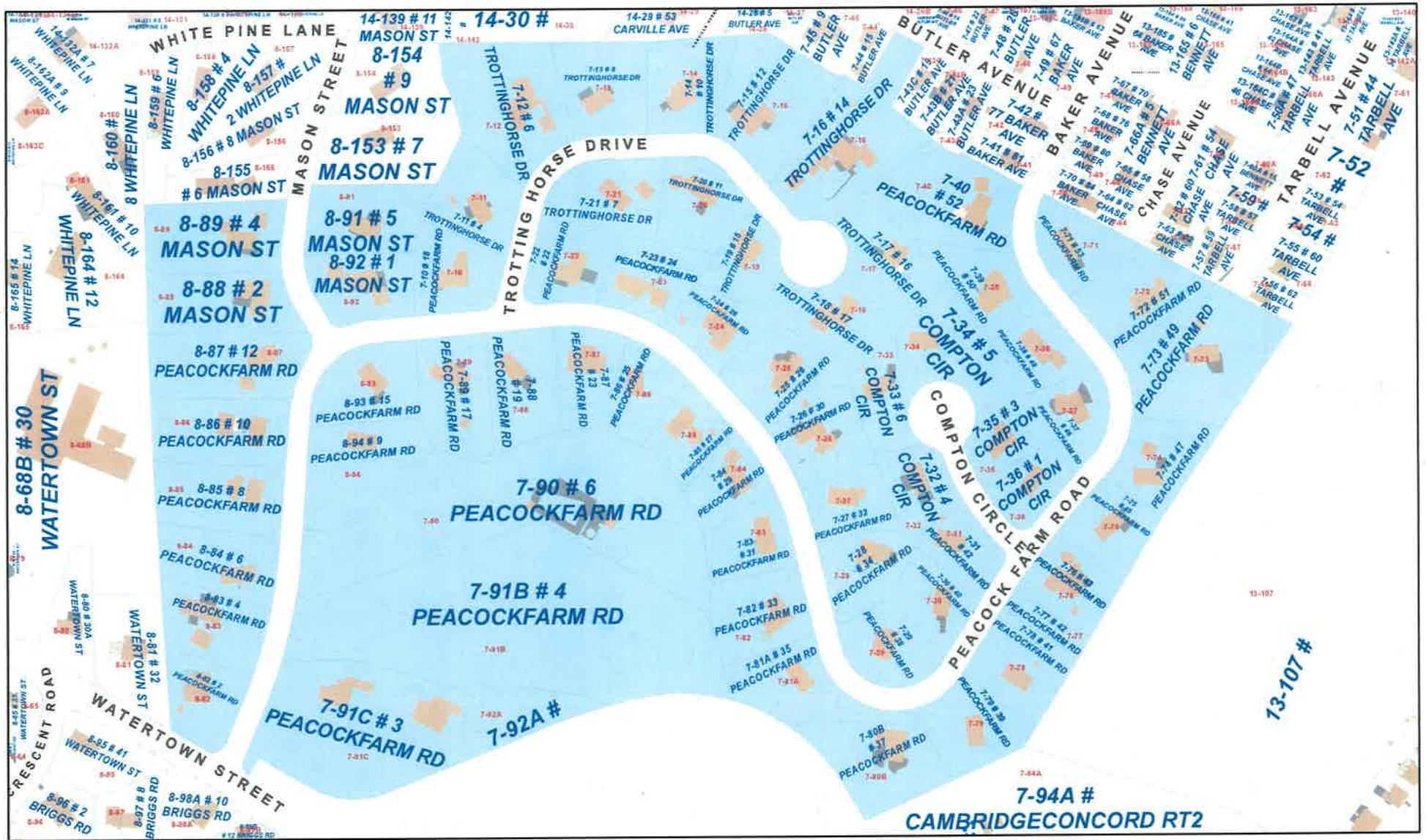
enclosure

cc: Bruce Clouette, consultant
David Kelland, Lexington Historical Commission
Marilyn Fenollosa
Hank Manz, Chair, Lexington Board of Selectmen
Richard Canale, Planning Board

220 Morrissey Boulevard, Boston, Massachusetts 02125

(617) 727-8470 • Fax: (617) 727-5128

www.sec.state.ma.us/mhc



0 60 120 240 360 480 Feet

Produced by GIS Database
1/6/2012
Map based on 7/2011 Shapefile
Fiscal Year 2011

Town of Lexington MA
PEACOCK FARM HISTORIC DISTRICT



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 2

Peacock Farm Historic District

Name of Property
Middlesex County, MA
County and State
Mid-Century Modern Houses in Lexington, Massachusetts
Name of multiple listing (if applicable)

Location of Peacock Farm Historic District shown on USGS Lexington Quadrangle, 7.5 Minute Series:



RECEIVED

JAN 23 2012

MASS. HIST. COMM

24 Peacock Farm Road

Lexington, MA 02421

Parcel 7-23

Peacock Farm HD

Brona Simon

State Historic Preservation Officer

Massachusetts Historical Commission

Office of the Secretary of the Commonwealth, William Francis Galvin

220 Morrissey Boulevard

Boston, MA 02125

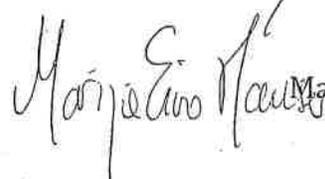
Dear Ms. Simon,

In accord with the National Historic Preservation Act and 36 CFR Part 60 and as owners of the property referenced above, we hereby inform you and your office of our objection to the nomination and listing of our property and the Peacock Farm district to the National Register of Historic Places.

Sincerely,



John R. Hauser



Marija Eiva Hauser



Syuzanna Ishkhanian
Jan. 18, 2012













